

Westfield-Washington Advisory Plan Commission (APC) held a meeting on Monday, April 20, 2015, scheduled for 7:00 PM at the Westfield City Hall.

Opening of Meeting: 7:00 PM

Roll Call: Note Presence of a Quorum.

APC Members Present: Randy Graham, Steve Hoover, Robert Horkay, Ken Kingshill, Andre Maue, Dave Schmitz, Robert Smith and Robert Spraetz.

City Staff Present: Kevin Todd, Senior Planner; Jesse Pohlman, Senior Planner; Pamela Howard, Associate Planner; and Brian Zaiger, Attorney.

Bill Sanders stepped down from Advisory Plan Commission.

Approval of Minutes: April 6, 2015, APC Meeting Minutes

Motion: To approve the April 6, 2015 minutes as amended.

Motion: Smith; Second: Spraetz; Vote: Approved 8-0.

Howard reviewed the Policy and Procedures.

Case No. 1504-ODP-10 & 1504-SPP-09

Description: The Enclave at Andover

Southwest corner of 186th Street and Moontown Road

Pulte Homes of Indiana, LLC by HWC Engineering request Overall Development Plan and Primary Plat review of an amendment to The Enclave at Andover consisting of 80 single-family lots on 40.58 acres +/-, located in the Andover PUD.

Howard presented a project overview, as summarized in the staff report and highlighted changes that were made to the petition since the public hearing at the April 6, 2015 meeting.

Ashley Bedell, Pulte Homes, Petitioner, was available for questions.

Smith asked for a summary of previous issues as he was not at the last meeting.

Howard answered that there were landscaping issues, specifically street trees, that were brought into compliance.

Howard recommended approval of 1504-ODP-10 & 1504-SPP-09 with the following condition:

- All necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to the issuance of an improvement location permit.

Motion: To approve Petition 1504-ODP-10 & 1504-SPP-09 with staff's recommended condition.

Motion: Kingshill: Second: Horkay: Vote: 8-0 to approve with staff's recommended condition.

Case No. 1504-ODP-08 & 1504-SPP-07

Description: Spring Orchard North Amendment

East side of Casey Road, approximately 950 feet south of 186th Street

Spring Orchard North, LLC by Nelson & Frankenberger and Stoepelwerth & Associates request Overall Development Plan and Primary Plant review of an amendment to Spring Orchard North on approximately 0.87 acre +/-, located in the Springmill Trails PUD District.

Todd presented project overview as summarized in the staff report and highlighted changes that were made to the petition since the public hearing at the April 6, 2015 meeting. Petitioner was available for questions.

Todd recommended approval of 1504-ODP-08 & 1504-SPP-07 with the following condition:

- All necessary approvals and permits be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to the issuance of an Improvement Location Permit.

Motion: To approve Petitions 1504-ODP-08 & 1504-SPP-07 with staff recommended condition.

Motion: Maue: Second: Smith: Vote: 8-0 to approve with staff recommended condition.

Case No. 1504-ODP-11 & 1504-SPP-10

Description: Shelton Cove

South side of 186th Street, approximately 465 feet east of Casey Road

Olthof Homes, LLC by Nelson & Frankenberger and Stoepelwerth & Associates requests Overall Development Plan and Primary Plat review of 113 single-family lots on approximately 39.13 acres +/-, located in the Springmill Trails PUD District.

Todd presented a project overview, as summarized in the staff report and highlighted changes that were made to the petition since the public hearing at the April 6, 2015 meeting.

Todd recommended approval 1504-ODP-11 & 1504-SPP-10 with the following condition:

- All necessary approvals and permits be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to the issuance of an Improvement Location Permit.

Motion: To approve Petition 1504-ODP-11 & 1504-SPP-10 with staff recommended condition.

Motion: Hoover: Second: Spratz: Vote: 8-0 to approve with staff recommended condition.

Case No. 1504-DDP-05

Description: AgReliant Genetics World Headquarters
1122 East 169th Street
AgReliant Genetics, LLC by Keeler-Webb Associates requests Detailed Development Plan review of the remodeling and future expansion of an existing commercial business on approximately 10.27 acres +/-, located in the E1 District

Todd presented a project overview, as summarized in the staff report and highlighted changes that were made to the petition since the public hearing at the April 6, 2015 meeting. Petitioner was available for questions.

Todd recommended approval 1504-DDP-05 with the following conditions:

- 1) That final approval of the future parking lot(s) be delegated to the Department, to confirm compliance with all applicable development, design, and landscaping standards.
- 2) That a cross-access easement be established for the portion of the 169th Street pedestrian pathway that is located outside of the right-of-way. And that a copy of the executed and recorded easement be provided to the Department before a Certificate of Occupancy is issued for the building renovation.
- 3) All necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to the issuance of an improvement location permit.

Motion: To approve Petition 1504-DDP-05 with staff recommended conditions.

Motion: Graham: Second: Hoover: Vote: 8-0 to approve with staff recommended conditions.

Case No. 1505-ZC-01 [PUBLIC HEARING]

Description: Windsor Estates (formerly Tomlinson Trace) Commitments
West side of Tomlinson Road, Approximately 700 feet south of 199th Street
Drees Premier Homes, LLC requests a modification to the written commitments associated with the rezoning of property from the AG-SF1: Agriculture/Single-Family Rural District to the SF2: Single-Family Low Density District, as approved by Ordinance 06-19.

Case No. 1504-ODP-09 & 1504-SPP-08 [PUBLIC HEARING]

Description: Windsor Estates (formerly Tomlinson Trace) Commitments
West side of Tomlinson Road, Approximately 700 feet south of 199th Street
Drees Premier Homes by HWC Engineering requests review and approval of Overall Development Plan, Primary Plat and associated plat waivers for 26 single-family lots on approximately 24.5 acres +/-, located in the SF2 District.

Pohlman presented a project overview for both 1505-ZC-01 and 1504-ODP-09 & 1504-SPP-08 as summarized in the staff reports.

Kingshill inquired about the commitment modification procedure and if the Plan Commission's authority to approve or deny the requested modification was all brought about due to the changes in state law.

Pohlman explained yes, due to changes in the state planning law, which were then reflected in the recently adopted Unified Development Ordinance, that action to approve or deny commitment modifications are made by the Plan Commission or Board of Zoning Appeals, as the case may be, but that as part of the Unified Development Ordinance update, the commitment modification process does require an introduction to the Council, which has occurred.

Ty Rinehart, Drees Homes, petitioner, introduced himself and have a brief presentation about the proposed neighborhood and Drees Homes.

Kingshill asked about the other acreage that was originally zoned that is not being developed and whether Drees owned that parcel or if it would be connected at a later date to the Windsor Estates?

Rinehart responded that they approached the owners but they were not interested in selling at this time and he further explained the western areas of both areas includes a wooded wetland and will not be developed.

Public hearing opened at 7:29 p.m.

Gary Shuman, 1019 East 199th Street: Concern with drainage and not losing the tree line on the north side of the property and he was sure if these trees are his or Drees but hopes they will be maintained. Shuman inquired how drainage would be managed and concerned about how it may impact his property to the north.

Linda Merritt, 1031 East 199th Street: Same concerns as Mr. Shuman because of previous problems of flooding at the ditch line going into her horse pastures. Would also like to keep the tree line for privacy.

Public hearing closed at 7:32 p.m.

Rinehart explained they will have a swale that will run the length of the north property line that will feed into a pipe that then moves the water for drainage to the proposed pond. He further explained they've designed the swale twenty-five feet south of the existing tree line in order to preserve the trees along the entire boundary. The tree preservation requirement is also part of the commitment modification.

No action is required at this time.

Case No. 1504-ODP-07 & 1504-SPP-06 [CONTINUED]

Description: Andover North, Section 5-7

Northwest corner of 186th Street and Moontown Road

Site Solutions Group, LLC by Stoeppelwerth & Associates, Inc. requests Overall Development Plan and Primary Plat review of 80 single-family lots on approximately 37.42 acres +/-, located in the Andover North PUD.

Case No. 1504-PUD-06 [CONTINUED TO MAY 4, 2015]

Description: Gateway Southwest PUD

Southwest corner of U.S. 31 and State Road 32

Westfield Community Investors, LLC requests a change in zoning of approximately 7.1 acres +/- from the OI and EI Districts to the Gateway Southwest PUD District.

REPORTS/COMMENTS

APC MEMBERS

No report.

CITY COUNCIL LIAISON

Report provided by Hoover.

BZA LIAISON

Report provided by Graham.

ECD STAFF

No report.

ADJOURNMENT (7:38 pm)

Motion: Kingshill: Second: Horkay: Vote: 8-0.

President, Randy Graham

Vice President, Andre Maue

Secretary, Matthew S. Skelton